City of Barrie
Report of the Affordability Committee

Wednesday, February 04, 2026
06:00 PM
Council Chambers

Present:
Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Co-Chair - Councillor, C. Nixon
Co-Chair - Councillor, J. Harris

Absent:

Other Members Present and Staff:
Councillor, C. Riepma
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales
Acting Director of Infrastructure, T. Reeve
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Boundary Adjustment Team, K. Oakley
Director of Economic and Creative Development, S. Schlichter
Director of Information Technology, R. Nolan
Director of Operations, D. Friary
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Development Services, M. Banfield
Fire Chief, K. White
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, J. Schmidt
Legislative Coordinator, C. Payne
Manager of Planning, C. McLaren
Manager of Strategic Initiatives, Policy, and Analysis, J. Roberts
Senior Policy Advisor and Legislative Coordinator, E. Chappell
Supervisor of Growth Management, C. Kitsemetry

1. CALL TO ORDER

The meeting was called to order by Co-Chair, Councillor, C. Nixon at 6:01 p.m.

2. PUBLIC MEETING(S)

2.1 2nd Public Meeting for a City-Initiated Official Plan Amendment to be Consistent with the Provincial Planning Statement (2024) (File: D30-001-2025)

The Affordability Committee met for the purpose of a Public Meeting at 6:01 p.m.

The Co-Chair, Councillor Nixon stated that any interested persons wishing further notification of the staff report regarding the application were advised to sign the notification form required by the Legislative and Court Services Department or email cityclerks@barrie.ca.

Councillor Nixon confirmed with the Executive Director of Development Services that the notification was conducted in accordance with the Planning Act.

Presentation by Celeste Kitsemetry, Supervisor of Growth Management, concerning an Official Plan Amendment application in order to make the City's Official Plan consistent with the Provincial Planning Statement.

Ms. Kitsemetry discussed slides concerning the following topics:

- Why the City of Barrie needs an Official Plan Amendment;
- Revised employment area definition;
- Amendment to Map 1 - Community Structure;
- New land use designations;
- Amendment to Map 2 - Land Use Designation; and
- Next steps

Verbal Comments:

Angela Baldwin, Land Use Planner, Baldwin Consultants, discussed concerns regarding the Service/Industrial designation within the Official Plan. She would like to see more permitted uses covered under the designation, such as those for health and fitness facilities or recreational establishments.

Wayne Hay, 150 Dunlop Street East, provided comments regarding the grandfathering of properties with non-conforming uses.

Written Comments:

1. Correspondence from Jones Consulting Group Ltd. dated February 2, 2026
2. Correspondence from Bell Canada dated February 4, 2026
3. Correspondence from Innovative Planning Solutions dated January 30, 2026
4. Correspondence from Innovative Planning Solutions dated January 30, 2026
5. Correspondence from Innovative Planning Solutions dated February 3, 2026
6. Correspondence from Innovative Planning Solutions dated February 3, 2026
7. Correspondence from MHBC Planning Urban Design & Landscape Architecture dated February 4, 2026

3. OPEN DELEGATIONS

Nil.

4. PRESENTATIONS BY STAFF/ OFFICERS/AGENTS OF THE CORPORATION

Nil.

5. CONSENT AGENDA

6. DEFERRED/REFERRED ITEMS

Nil.

7. REPORTS OF ADVISORY COMMITTEES

7.1 Report of the Heritage Barrie Committee dated November 25, 2025.

That the Report of the Heritage Barrie Committee dated November 25, 2025 be received.

7.2 Report of the Heritage Barrie Committee dated January 27, 2026.

That the Report of the Heritage Barrie Committee dated January 27, 2026 be received.

8. REPORTS TO COMMITTEE

Nil.

9. ITEMS FOR DISCUSSION

Nil.

10. ADJOURNMENT

The meeting adjourned at 6:18 p.m.

CHAIRMAN